



74 Wood Lane, Chippenham, SN15 3DT

£252,500

Located less than half a mile from the High Street, a rare opportunity to purchase a two double bedroom DETACHED home with driveway parking to the front. Offering two reception rooms, kitchen and bathroom on the ground floor, two bedrooms and an en suite to the main on the first floor. A small courtyard to the rear gives the home private outside space. VIEWING ADVISED.

Lounge



Front door, laminate flooring, radiator, double glazed sash window to the front, cast Iron fireplace and opening to inner hall.

Dining Room



Double glazed sash window to the rear, radiator, laminate flooring, under stairs cupboard and door to the kitchen.

Kitchen



Double glazed window to the side, double glazed door to the garden, Vinyl flooring, floor and wall mounted units, electric oven, electric hob, extractor fan, sink and drainer, integral fridge/freezer, plumbing for a washing machine and dishwasher.

Bathroom



Tiled floor and walls, radiator, toilet, wash hand basin and bath.

Landing



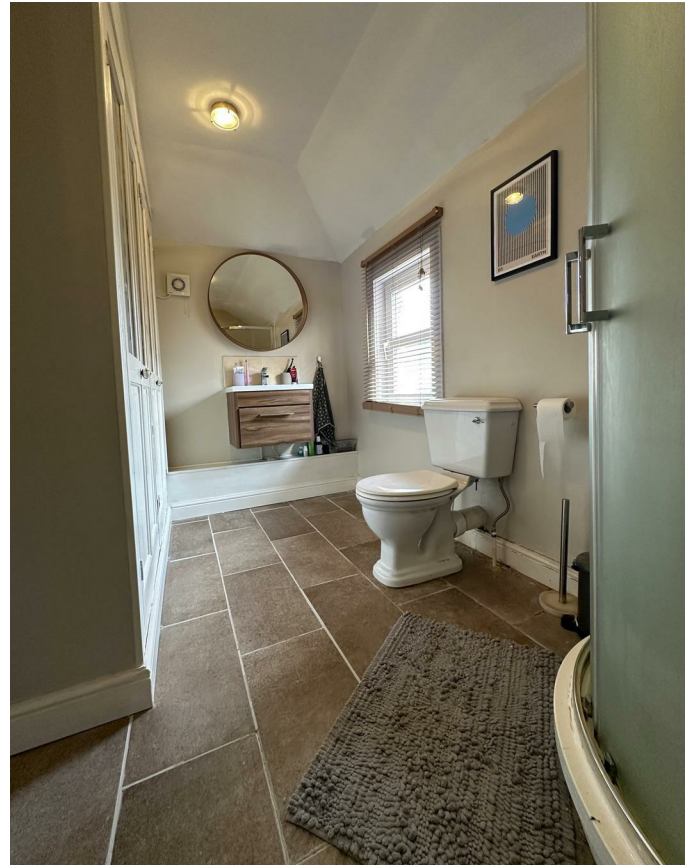
Doors to the bedrooms.

Bedroom One



Double glazed sash window to the rear, radiator and door to the en suite.

En Suite



Double glazed window to the side, towel radiator, wash hand basin, toilet, shower cubicle and cupboards housing wall mounted gas fired boiler.

Bedroom Two



Double glazed sash window to the front, radiator and storage cupboard.

Courtyard Garden



Laid to hardstanding with door to the store and gated access to the side.

Driveway

Parking for one car off of the road in front of the home.

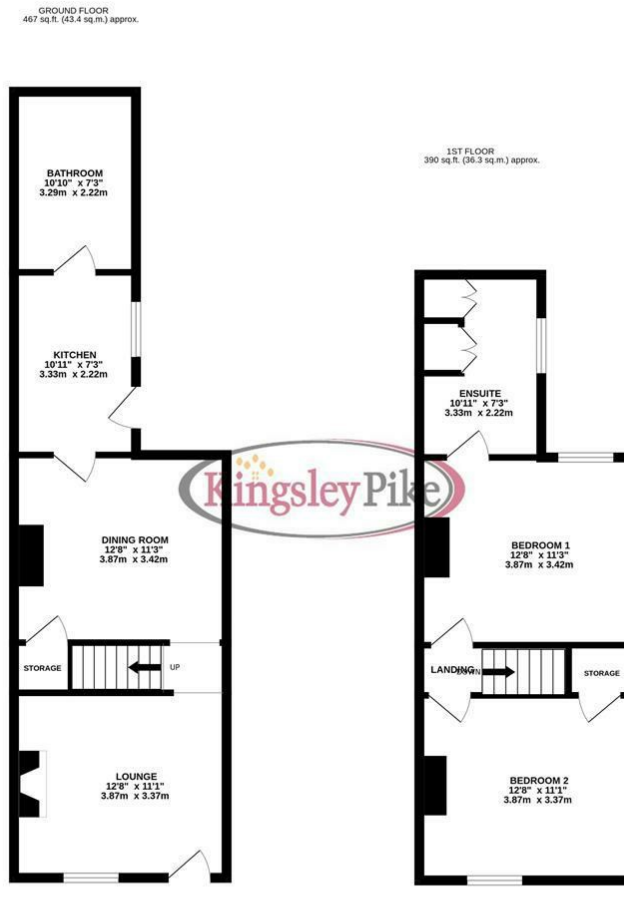
Tenure

We are advised by the .gov website that the property is freehold.

Council Tax

We are advised by the .gov website that the property is band B

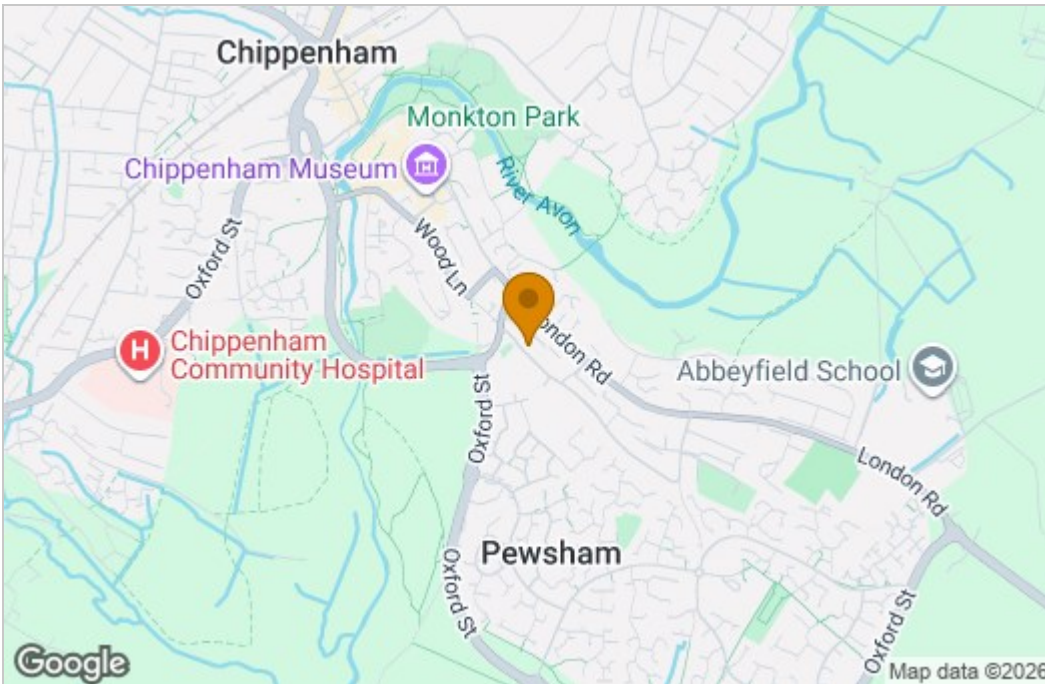
Floor Plan



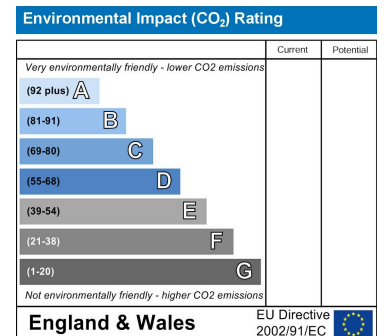
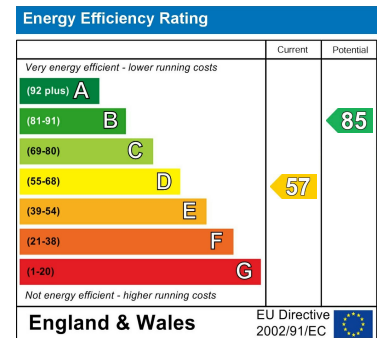
TOTAL FLOOR AREA: 857 sq.ft. (79.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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